

B-3399 - B-3404
241-203 Grindall St. (South side)
Baltimore, Md.
Private access

1852-1884

231-241 Grindall St. is a row of two story, two bay wide brick houses with shed roofs and bracketed cornices, typical of the type of small Victorian-style house built for working class residents in this section of Federal Hill in the 1880's and 1890's. The houses were built by Nicholas Popplein on the rear portions of his lots facing on Cross St., in the early 1880's. 221 Grindall St. is a two story, three bay wide Victorian style brick house, with shed roof and bracketed cornice, built in this same period. The houses on the western end of the block, 203-219 Grindall St., are all two story, two bay wide, gable-roofed brick houses built on high basements in which the kitchen was located. The houses were built by John T. Grindall in 1852-1854.

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

203-205 Grindall St.

CITY, TOWN

Baltimore

CONGRESSIONAL DISTRICT

VICINITY OF

STATE

Maryland

COUNTY

3 CLASSIFICATION

CATEGORY

__DISTRICT

☒ BUILDING(S)

__STRUCTURE

__SITE

__OBJECT

OWNERSHIP

__PUBLIC

☒ PRIVATE

__BOTH

PUBLIC ACQUISITION

__IN PROCESS

__BEING CONSIDERED

STATUS

☒ OCCUPIED

__UNOCCUPIED

__WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

__YES: UNRESTRICTED

__NO

PRESENT USE

__AGRICULTURE

__COMMERCIAL

__EDUCATIONAL

__ENTERTAINMENT

__GOVERNMENT

__INDUSTRIAL

__MILITARY

__MUSEUM

__PARK

☒ PRIVATE RESIDENCE

__RELIGIOUS

__SCIENTIFIC

__TRANSPORTATION

__OTHER:

4 OWNER OF PROPERTY

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Records Office Room 601

Liber #:

Folio #:

STREET & NUMBER

Baltimore City Courthouse

CITY, TOWN

Baltimore

STATE
Maryland 21202

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

B-3404

CONDITION☐ EXCELLENT☒ GOOD☐ FAIR☐ DETERIORATED☐ RUINS☐ UNEXPOSED**CHECK ONE**☒ UNALTERED☐ ALTERED**CHECK ONE**☒ ORIGINAL SITE☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This pair of two story, two bay brick houses with gable roofs was built in the early 1850's by John T. Grindall, for whom Grindall St. is named. The houses were built contemporaneously with the adjoining pair at 207-209 Grindall St.

The houses are two stories in height, 14' wide, and occupy lots 42' deep and 56' deep respectively. Each house is two rooms deep and has a one story high, two bay deep frame rear addition. The houses are constructed in running bond. The low-pitched gable roof has a continuous two-tier brick cornice. Each house has a double rectangular chimney located along both the front and rear roof gables. The chimneys of 203 Grindall are on the west side of the house; those of 205 Grindall are on the east side of the house.

203 Grindall St. has splayed brick lintels on the first floor door and window openings. All of the other openings in the two houses have flat wood lintels. All of the sills are wood. All of the window openings are filled with 1/1 double hung sash. 203 Grindall has a modern flush door; 205 Grindall has a horizontally paneled door. Both doors are set beneath single light transoms. The houses sit on very high basements, the entrances being reached by six wood steps each. Each house has a rectangular basement opening located beneath the first floor window and each originally had a door leading to the basement kitchen located directly beneath the front door, under the steps.

The floor plan is the same as that of the houses at 213-219 Grindall St. See under 213-219 Grindall St. for details.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c. 1847-52

BUILDER/ARCHITECT

John T. Grindall

STATEMENT OF SIGNIFICANCE

See under 213-219 Grindall St.

Grindall sold 205 Grindall St. to a John Schwarzenbach in 1857, who had previously lived at 207 Grindall St. Schwarzenbach was a wheelwright with a shop on York St. A later owner of the house was a Philip Ochse, a varnisher, who lived here in the late 1860's.¹ Grindall sold 203 Grindall St. to the same absentee landlord to whom he sold 1029-1033 William St. in 1847, a John Fullenkamp, who later sold the property to Frederick Eversman, in whose family the houses remained until 1918.²

¹Baltimore City Land Records, Liber AWB 470, Folio 390; Baltimore City Directory, 1858-59, 1868-69

²Ibid., Liber AWB 387, Folio 1; SCL 3184, Folio 287

B-3404

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 14' x 56' (205); 14' x 42' (203)

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

M.E. Hayward / Historic Sites Surveyor

ORGANIZATION

DATE

Maryland Historical Trust / Struever Bros. & Eccles

5/79

STREET & NUMBER

TELEPHONE

1745 Circle Rd.

CITY OR TOWN

STATE

Ruxton

Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

B-3404

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: 203 Grindall Street
Address of property: 203 Grindall Street
City Baltimore County Balt. State Md. Zip Code _____
Name of historic district: Federal Hill
☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Victor J. Rosenberg Title Attorney
Street 7315 Wisconsin Ave., Suite 400N City Bethesda
State Maryland Zip 20814 Telephone Number (during day): 301-652-6808

4. Owner:

Name Dr. Raymond Drapkin
Street 12276 Woodspurge Court City Ellicott City,
State Md. Zip 21043 Telephone Number (during day): 301-461-9500

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

X Owner's Signature [Signature] Date X 11/24/84
X Social Security Number or Taxpayer Identification Number [Redacted]

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

8-3404

Property Name

Property Address

Owner Name/Social Security or Taxpayer ID Number

Project Number:

5. Description of physical appearance:

The property is a two-story brick structure with a red painted front. The front windows are one over one, while the rear windows are six over six. The interior walls are damaged (see pictures 5,6,7,10,11 and 12). The interior is in general poor condition.

Date of Construction: approx. 1900 Source of Date: _____

Date(s) of Alteration(s): _____

Has building been moved? ☐ yes ☒ no. If so, when? _____

6. Statement of significance:

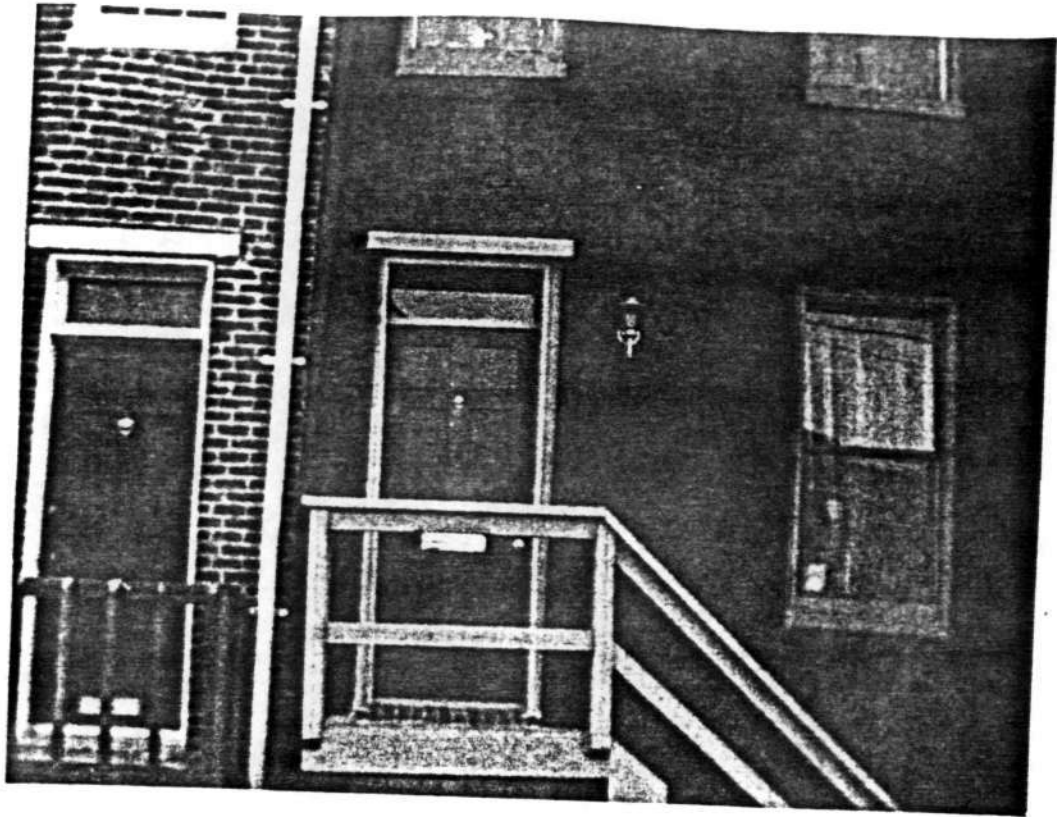
The subject property is a typical row house of the type built in Baltimore during the turn of the century and it is worthy of restoration.

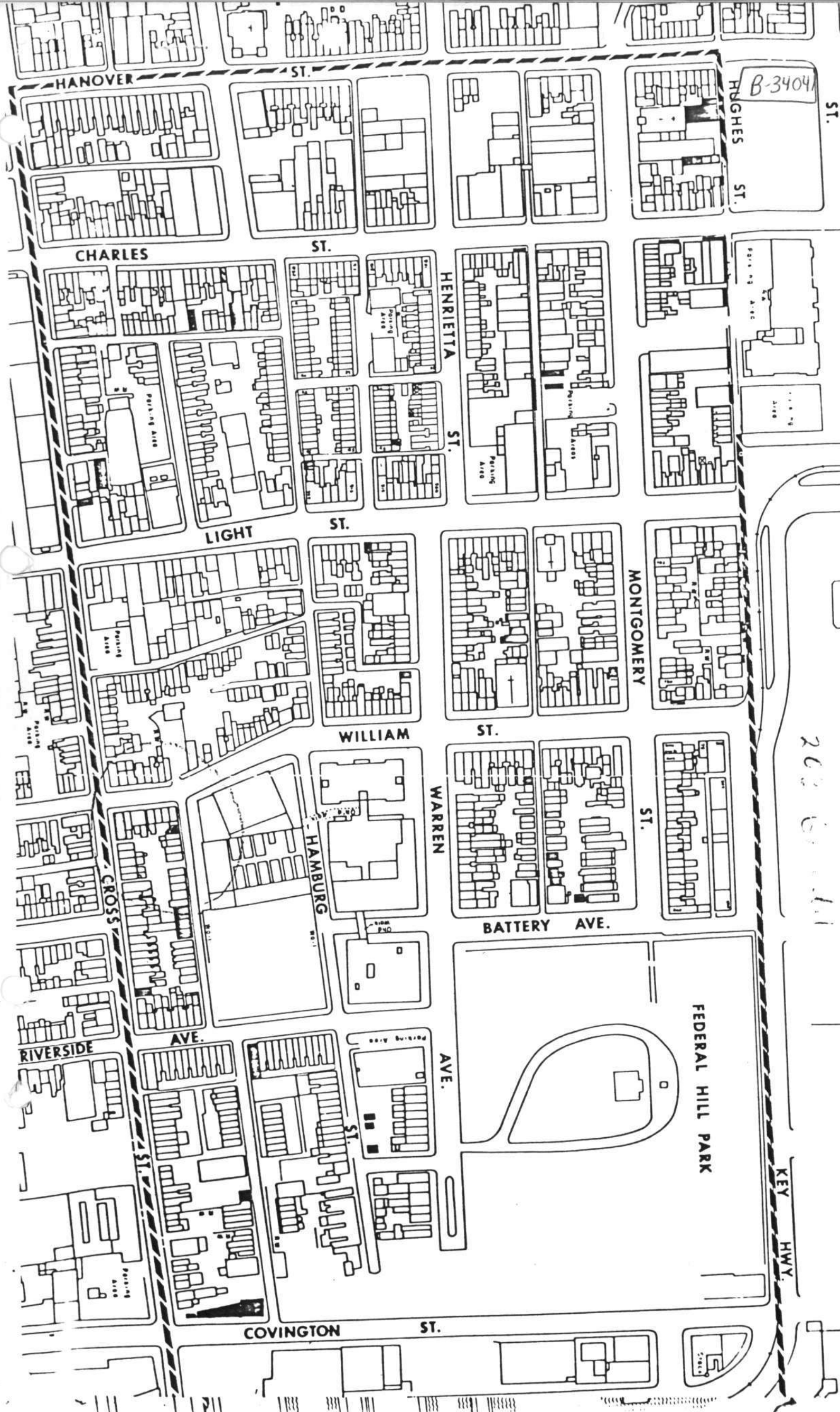
7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☐ yes ☐ no

B-3404





HANOVER

ST.

CHARLES

ST.

HENRIETTA

ST.

LIGHT

ST.

WILLIAM

ST.

MONTGOMERY

ST.

WARREN

BATTERY AVE.

FEDERAL HILL PARK

AVE.

HAMBURG

CROSS

AVE.

RIVERSIDE

COVINGTON

ST.

KEY HWY.

HUGHES ST.

B-3404

ST.

202 60 41

NATIONAL PARK SERVICE
Washington D.C. 20240

RECEIVED

HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

APR 13 1984

Instructions: Applicant should read the instructions carefully before completing application. No certification may be issued if the application form has been previously received. Use typewriter or print clearly in dark ink to complete the application form. If applicant wishes to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: 203 Grindall Street
 Address of property: 203 Grindall Street
 City: Baltimore County: N/A State: Maryland Zip Code: _____
 Name of historic district in which property is located: Federal Hill

Check here if request is for:

- ☒ certification structure contributes to significance of the district)
☐ certification structure does not contribute to significance of the district)
☒ easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

(see instructions for map and photograph requirements—use reverse side if necessary)

203 Grindall Street is a two-story brick structure with a red painted front. The front windows are one over one, while the rear windows are six over six. The interior walls are damaged (see pictures #5,6,7,10,11, and 12). (see attach

3. Statement of Significance:

(use reverse side if necessary)

The subject property is a typical row house of the type built in Baltimore during the turn of the century and it is worthy of restoration.

Date of construction (if known): appx 1900 ☒ Original site ☐ Moved Date of alterations (if known): _____

4. NAME AND MAILING ADDRESS OF OWNER

Name: K & M PARTNERSHIP
 Street: 7315 Wisconsin Avenue, Suite 400-North
 City: Bethesda, State: MD Zip Code: 20814
 Telephone Number (during day): Area Code: (301) 652-6808

I hereby attest that the information I have provided is to the best of my knowledge correct and that I am owner of the property described above

Signature: Mark S. Goolsby Date: 4-12-84

Serial Number: _____

For office use only

The structure is located within the boundaries of a Registered Historic District and ☐ contributes ☐ does not contribute to the character of the District

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accordance with Department of the Interior procedures (36 CFR 60.6) and ☐ appears ☐ does not appear to contribute to the character of said district or ☐ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria

A structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accordance with Department of the Interior procedures (36 CFR 60.6) and ☐ appears ☐ does not appear to contribute to the character of said district or ☐ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria

Signature: _____ Date: _____

State Historic Preservation Officer



Picture #1
Street View



Picture #2
Front View

WILLIAM

RIVERSIDE

GRINDALI B-3404

ST.

ST.

E. CROSS

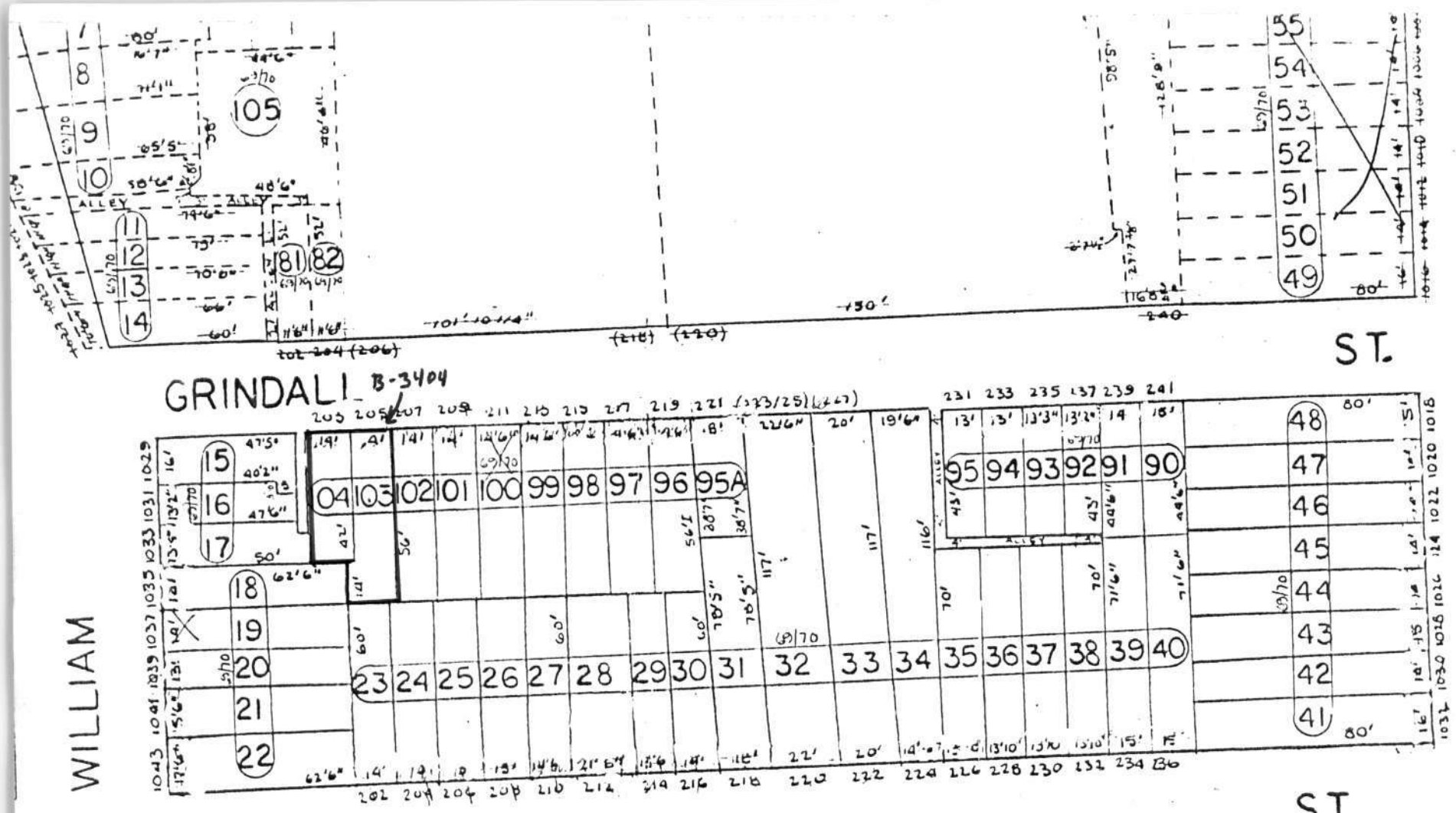
952

1918

24-1-937 FOR 69/70

SHEET 5 IN SET-3
SHEET - 3

CITY OF BALTIMORE



B-3404
203-205 Grindall Street
Block 0937 Lot 049
Baltimore City
Baltimore East Quad.





B-3404

203-205 Grindall St.

~~M.E.H.~~

5/79

North elevation



B-3404

203 E. Grindall St, Baltimore

Front (north) Facade

Catherine A. Masek

12/1984